

# Providence City Plan Commission

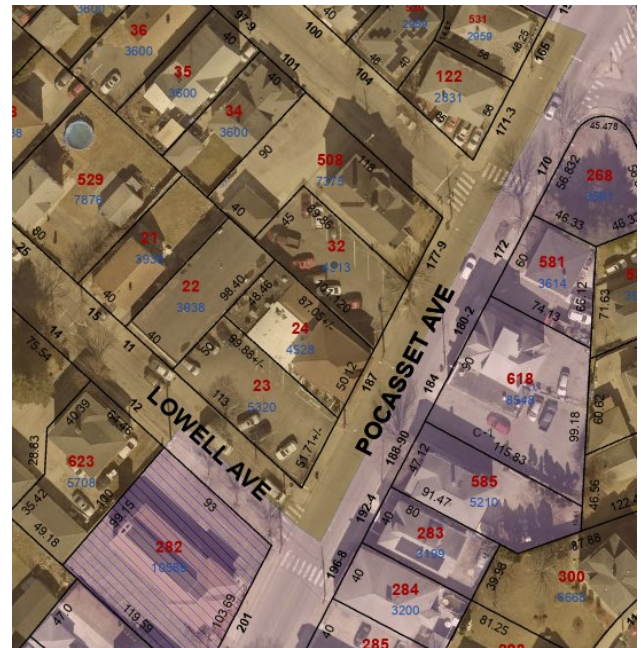
January 16, 2024



## AGENDA ITEM 3 ■ 181-191 POCASSET AVE AND 11 LOWELL AVE



View from Pocasset Ave



Aerial view of lots to be rezoned

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	JAVC LLC	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone the subject lots from R-3 to C-2
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3565 Rezoning from R-3 to C-2		
<b>PROJECT LOCATION:</b>	181, 187 and 191 Pocasset Ave and 11 Lowell Ave  AP 108 Lots 32, 24, 23 and 32  R-3 zoning district	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Silver Lake	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The petitioner is requesting a rezoning of the subject lots from R-3 to C-2. Lots 24 and 22 are each occupied by a building used as a restaurant and an auto detailing business respectively. Lots 32 and 23 are vacant and used for parking. The petitioner is requesting to rezone the subject lots to render them conforming. The lots are zoned residential, but the lots to the east and south are zoned C-2 and include a variety of commercial and mixed use developments. Given the character of the surrounding neighborhood, the zone change to C-2 is not expected to have a negative effect on neighborhood character as the existing uses, which have existed for a number of years, would be legalized.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this portion of Pocasset Ave is intended for neighborhood commercial/mixed use development in proximity to medium density residential development. The rezoning would be consistent with this description as it would render the existing businesses conforming. However, a special use permit would be required to continue to use lots 32 and 23 as principal use parking lots. Alternatively, the applicant may merge them with adjacent lots so that the parking would be accessory to the businesses. It is the DPD's opinion that the rezoning is not expected to negatively affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone change to the City Council subject to the following condition:

The applicant shall apply for a special use permit for parking or merge lots 32 and 23 with the adjacent lots to continue the parking use.